



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Ashley Acres Plat 2 – Final Plat

PREPARED BY: Bill Mettee, Planner

REPORT DATE: August 19, 2022

MEETING DATE: August 23, 2022

GENERAL INFORMATION

Applicant: Ashley Acres, LLC

Owner: Ashley Acres, LLC

Owner’s Representative: Ryan Hardisty, P.E. with Civil Design Advantage

Request: The applicant is requesting approval of a final plat for a single-family residential subdivision.

Location and Size: Property is generally located north of NW Little Walnut Creek Drive and west of Warrior Lane containing approximately 28.50 acres more or less.

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential)
North	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential)
South	Single Family Residential (Sahu Acres / Ashley Acres Plat 1)	Single Family Residential	AR (Single Family Acreage District) / R-2 (One and Two-Family Residential)
East	Vacant - Undeveloped	**Located in City of Clive	**Located in City of Clive
West	Vacant – Undeveloped (Ashley Acres Plat 3)	Single Family Residential	R-2 (One & Two Family Residential)

HISTORY

The subject property was rezoned in the Spring of 2020 and a preliminary plat was approved in Fall 2020 for the overall Ashley Acres development. The developer intends to complete the Ashley Acres development over the course of three phases.

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of 85 lots that are intended for single family residential development. All lots are zoned R-2 and comply with the minimum requirements of the R-2 zoning district. Table I below summarizes the requirements of the R-2 district.

Table I: R-2 Zoning District Bulk Regulations

Category	Standard R-2 (minimum)
Lot Area	8,000 square feet
Lot Width	65 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet (total)

STREETS AND TRAIL

The plat improvements include three new public streets (NW Ashley Court, NW Ashley Avenue and NW Red Oak Drive) and an extension of NW Alderleaf Drive that will provide access to each lot.

No trails are planned as part of this portion of the development. Five-foot-wide sidewalks will be installed as each lot is developed.

UTILITIES

Public utilities have been extended to each lot through the Ashley Acres Plat 1 development. Stormwater detention will be provided for the development on Outlots W and X. Outlots W and X will be owned and maintained by the homeowners association.

EASEMENTS

All proposed easements have been indicated on the final plat. Landscape buffer easements have been indicated on the lots that are adjacent to N. Warrior Lane.

PARKLAND

1.66-acres are required to be dedicated for Plat 2. The applicant has proposed to satisfy parkland dedication requirements with Plat 3 of Ashley Acres.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance, the final plat is in general conformance with the Subdivision Ordinance, and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the final plat for Ashley Acres Plat 2 subject to remaining staff comments, completion of public improvements and review of the legal documents.